



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

AUGUST 25TH, 2014

Agenda Item 6A

Owner/ Applicant

RFMD Investments LLC

Representative

Marty Limberis Plastering LLC

Location

100/102 N 2nd Street

Parcel

2410-503-0069-000-0

Historic Status

Non-contributing

Requested Action

Seal, stucco, and paint the east wall of the subject structure to match existing walls of the structure.

Recommendation

Consider Additional Information and Testimony of the Applicant.

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1954 Structure was built.
- 1992 Structure was remodeled
- 1999 City Commission Designated the Downtown District as the Historic Downtown District.
- 2000 Structure was remodeled, including exterior improvements and alterations
- 2001 Downtown Historic District reauthorized, designating the structure as a non-contributing Structure
- 2010 Business tax license for the previous tenant was inactivated, leaving the majority of the structure vacant.
- 11/2013 The HPB granted conditional COA approval of minor exterior alterations to the structure.
- 5/2014 Staff administratively approved stucco repair/resurfacing of existing stuccoed walls.
- 6/2014 The HPB granted conditional COA approval of the request to alter the eastern elevation.
- 8/2014 The City Commission passed a motion to refer the applicant and the additional information presented to the HPB for further consideration.

S T A F F A N A L Y S I S

The applicant is requesting to seal, stucco & paint the east wall of the subject structure, to match the remaining walls of the structure. The requested alterations would overlay an existing mural features on this elevation. The mural, painted in 1995 by local artist Greg Kuklinski, features a maritime scene which presents a paddle steamer executing a cargo delivery to what appears to be the old Fort Pierce marina. The mural was commissioned by the former Harbor Federal Bank group, and painting during a decade of preparation and downtown revitalization in conjunction with our City's Centennial Celebration. The mural contributes to the City of Fort Pierce's Art in Public Places mission and initiatives. The mural was present on the structure when the City Commission adopted resolution 99-95, Designating the Downtown District as the Historic Downtown District, and also at the time of reauthorization of the Downtown Historic District in 2001. The property was acquired by the current owner in 2010, inheriting the present artwork.

The owner presented this as their first attempt to seal this side of the building, in response to deterioration observed over the last two years. It is indicated that currently, moisture seeps through the staircase cracks rendering the inside of the wall prone to the accumulation of mold and mildew, while the rain further swells these cracks.

The permeation of moisture into the structure, if facilitated through the subject wall of the structure, should be addressed to alleviate the negative impacts to the structure. The elimination of the potential points of intrusion may be accomplished via alternatives to the overlay of the wall and mural with stucco. The application and maintenance of a clear sealant, polycrylic, or water-based archival varnish are the most appropriate actions to effectively eliminate the potential for further access by moisture. The overlay of bare stucco upon the mural would render a large expanse of wall without windows, architectural features, or creative detail, altering the character of this elevation of the structure.

Secretary of Interior Standards for Consideration

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

June 23rd, 2014—Decision of the Historic Preservation Board

The Historic Preservation Board, at their June 23rd, 2014 meeting, approved the application to seal, stucco and paint a portion of the eastern facade (over mural) to match remainder of building with the condition that the property owner first attempt to seal the existing mural first. If the mural cannot be sealed, the wall may be covered with smooth stucco to accept a new mural. The applicant must implement the new within six (6) months of the stucco work, and be of equal size, quality and historical significance of the old mural. The new mural may be approved by the Historic Preservation Officer.

Request for Reconsideration

The Property Owner filed an appeal of the Board's decision which encompassed a variety of additional concerns which were not presenting to the Historic Preservation Board upon their first review of the request. The appeal was presented to the City Commission at their August 18th, 2014 meeting. After discussion, a motion was passed directing the COA request back before the Historic Preservation for further consideration based upon the request of the applicant to present more information and evidence for consideration .

Staff Recommendation

At the direction of the City Commission, Staff recommends that the Historic Preservation Board consider the additional information and evidence prepared by the applicant, further exploring the significance of the existing mural pursuant to Secretary of Interior Standard 4.



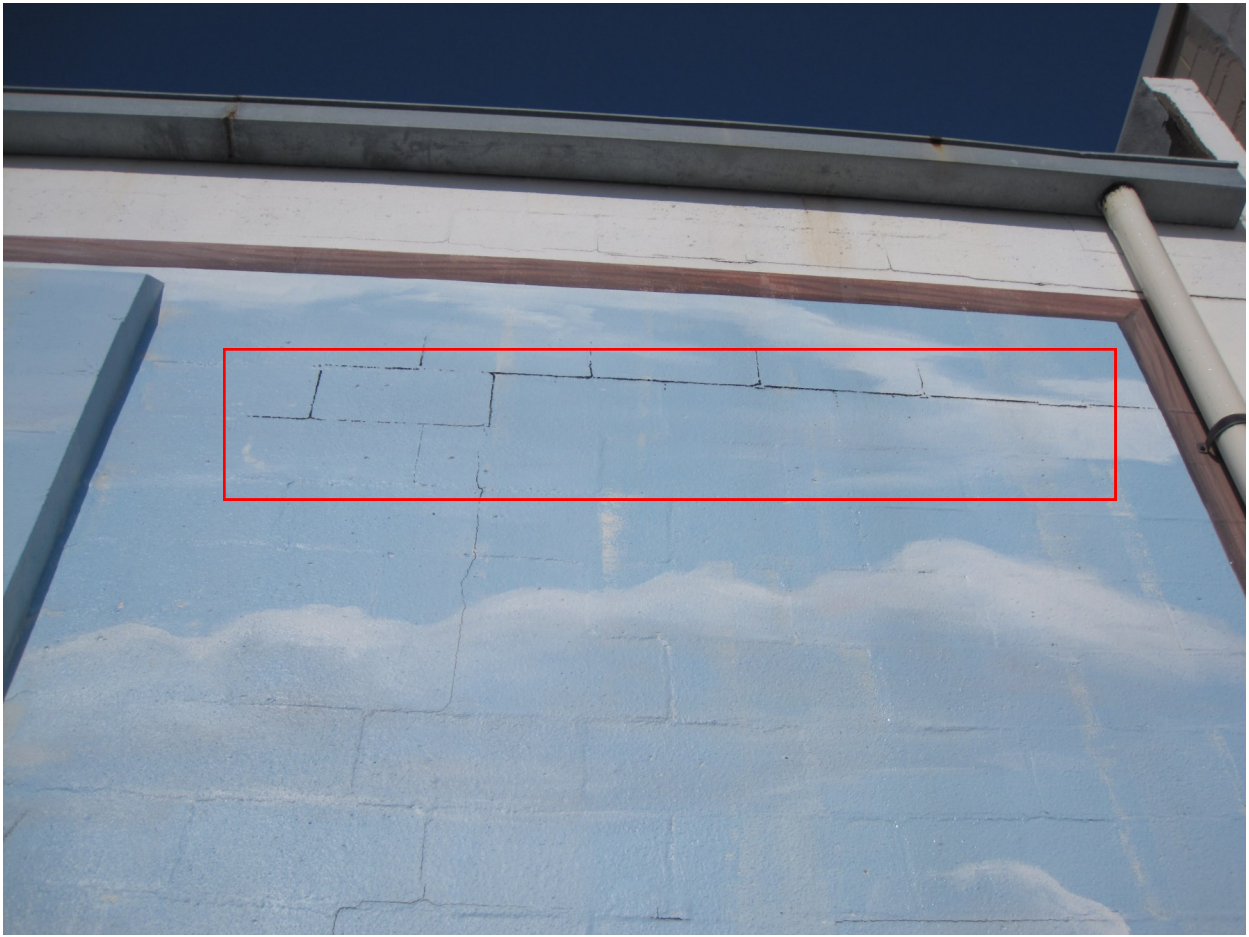
Existing Mural at Rear of 102 N 2nd Street— Painted 1995



During

After

Recent Stucco Repair/Replacement on Southern Façade - Now Completed







303 S US 1

Mural was painted over between 2011-2012



Avenue A, Between N 2nd St. & N Indian River Dr.
Mural on Former OPS Building— Currently deteriorating